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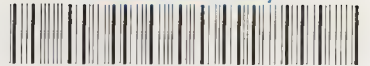
628,168  
#2 perhsHarvest  
Subdivison  
Yellowstone

# PLEASE RETURN

## Department of Health and Environmental Sciences

STATE OF MONTANA HELENA, MONTANA 59601

Montana State Library



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ENVIRONMENTAL SCIENCES DIVISION  
Board of Health Building  
(406) 449-3946

A. C. Knight, M.D., F.C.C.P.  
Director

February 24, 1978

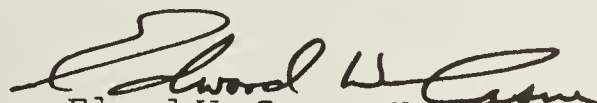
Bob Rasmussen, WESTECH, 2301 Colonial Drive, Helena, MT 59601  
Yellowstone City-County Health Dept., Courthouse, Rooms 310-311, Billings, MT 59101  
Yellowstone City-County Planning Board, Courthouse, Room 303, Billings, MT 59101  
Montana State Library, Helena, MT 59601 ✓  
Environmental Quality Council, Helena, MT 59601  
Department of Community Affairs, Helena, MT 59601  
Department of Fish and Game, Helena, MT 59601  
Department of Natural Resources and Conservation, Helena, MT 59601  
Montana Bureau of Mines & Geology, c/o Montana Tech, W. Park St., Butte, MT 59701  
Fire Marshall Bureau, Department of Justice, Helena, MT 59601  
Office of Interstate Landsales Registration, Attn: Carlton Goodwin, Title Building,  
Room 324, 909 17th Street, Denver, CO 80202  
Soil Conservation Service, 1629 Avenue D, Billings, MT 59102  
Yellowstone County Commission, Courthouse, Billings, MT 59101  
Yellowstone County Sheriff, Courthouse, Billings, MT 59101  
Environmental Information Center, Box 12, Helena, MT 59601  
Bob Graber, Project Planning, Department of Highways, Helena, MT 59601  
Governor's Office, Helena, MT 59601  
King West Partners, 206 North 29th Street, Billings, MT 59101  
Northern Plains Resource Council, 419 Stapleton Building, Billings, MT 59101  
Friends of the Earth, Attn: Ed Dobson, Box 882, Billings, MT 59103  
Center for the Public Interest, Box 931, Bozeman, MT 59715

Re: Harvest Subdivision  
Yellowstone County

Ladies &amp; Gentlemen:

The enclosed preliminary environmental review has been prepared for Harvest Subdivision in Yellowstone County and is submitted for your consideration. Questions and comments will be accepted until March 17, 1978. One extension of time not to exceed seven days will be granted upon request if there is sufficient reason for the request. All comments should be sent to the undersigned.

Sincerely,

  
Edward W. Casne, Chief  
Subdivision Bureau

STATE DOCUMENTS COLLECTION

MAR 14 1978

MONTANA STATE LIBRARY  
920 E Lyndale Ave.  
Helena, Montana 59601

EWC:mk

Enclosures



# PRELIMINARY ENVIRONMENTAL REVIEW

Department of Health and Environmental Sciences

Division/Bureau Environmental Sciences Division -- Subdivision Bureau

Project or Application Harvest Subdivision -- Yellowstone County

Description of Project 305 single family units and 850 units in multi-family dwellings on city water and central sewage treatment close to Billings.

## POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Terrestrial and aquatic life and habitats				X		
2. Water quality, quantity and distribution			X			
3. Geology and soil quality, stability and moisture			X			
4. Vegetation cover, quantity and quality			X			
5. Aesthetics		X				1
6. Air quality			X			
7. Unique, endangered, fragile, or limited environmental resources				X		
8. Demands on environmental resources of land, water, air and energy	X					2
9. Historical and archaeological sites				X		



# POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Social structures and mores				X		
2. Cultural uniqueness and diversity				X		
3. Local and state tax base and tax revenue			X			
4. Agricultural or industrial production			X			
5. Human health			X			1
6. Quantity and distribution of community and personal income			X			
7. Access to and quality of recreational and wilderness activities			X			
8. Quantity and distribution of employment			X			
9. Distribution and density of population and housing			X			
10. Demands for government services		X				Schools, police Fire. 3
11. Industrial and commercial activity			X			
12. Demands for energy	X					2
13. Locally adopted environmental plans and goals				X		Planning Board has approved.
14. Transportation networks and traffic flows		X				

Other groups or agencies contacted or which may have overlapping jurisdiction.

Individuals or groups contributing to this PER.

Recommendation concerning preparation of EIS.

PER Prepared by:

DATE:

Department of Community Affairs

Montana-Dakota Utilities,  
Developer, Billings School System

Substantive comments received on the P.E.R.  
will determine if an E.I.S. is necessary.

Thomas J. Wing

February 11, 1978





## PRELIMINARY ENVIRONMENTAL REVIEW

Harvest Subdivision  
Yellowstone County

### GENERAL DESCRIPTION OF PROJECT.

Harvest Subdivision is a planned community covering 160 acres at ultimate development, containing 305 single family dwellings and 850 multi-family dwellings along with commercial, school, church and open areas. The developer has proposed to phase develop with the first 300 plus dwelling units to be serviced by Billings water and a central sewage lagoon and spray irrigation. When Billings sewer becomes available the lagoon will be abandoned and the subdivision will connect to city sewer. (See the attached Land Use Map - Attachment 1.)

### POTENTIAL IMPACTS ON PHYSICAL AND HUMAN ENVIRONMENT.

1. Aesthetics - The development is contiguous to high density development on the outskirts of Billings and fits into the general plan of development for the Billings area. The sewage lagoon is located at the corner of South 36th Street West and King Avenue and the spray irrigation sites are on both sides of South 36th Street west and north of King Avenue. Shiloh Village is to the north and the land to the west and south is unplatted agricultural land.

Lagoons and spray irrigation sites may be aesthetically unpleasing to some. Without proper operation there is some potential health hazard if persons are exposed to the sprayed effluent. The subdivision itself is approximately 800 feet from the nearest spray irrigation site and generally downwind. To mitigate these problems, the effluent will be chlorinated prior to spraying, the areas will be fenced and warning signs erected, and special care will be exercised to minimize drift of the effluent outside the immediate spray area. See the attached General Location Map for location of the various facilities. (Attachment 2.)

2. Demands on land and energy - The 160 acres proposed for development will be lost to agricultural use. This is offset by the fact that the development is of high density and contiguous to developed areas. Henry A. Meyers, Assistant Superintendent of Montana-Dakota Utilities has the following comment on energy demands:

" . . . In complying with these priorities it is the forecast of the Billings Division of Montana-Dakota Utilities Co. that Priority 1 and 2 will take care of all new customers for several years, therefore, no main extensions are being proposed other than prior commitments. Within the Billings area, the Natural Gas allocations for 1977 have been spoken for, therefore, the chances of obtaining Natural Gas service is extremely remote. Also, Natural Gas main extensions for new subdivisions will not be constructed and any new homes within the new subdivisions should consider an alternate source of heating fuel. The only exception is where a portion of the subdivision abuts an existing Natural Gas main. In this case, Natural Gas service would be available if there are allocations left."

# THE UNIVERSITY OF CHICAGO

OFFICE OF THE DEAN  
540 EAST 58TH STREET  
CHICAGO, ILLINOIS 60637

ADMISSIONS OFFICE

Dear Mr. and Mrs. [Name]:  
We are pleased to inform you that your son, [Name], has been accepted for admission to the University of Chicago in the fall of 1961. He will be a member of the Class of 1965. We are sure that he will find the University of Chicago an excellent place in which to pursue his studies. We are sure that he will find the University of Chicago an excellent place in which to pursue his studies.

He will be a member of the Class of 1965. We are sure that he will find the University of Chicago an excellent place in which to pursue his studies. We are sure that he will find the University of Chicago an excellent place in which to pursue his studies.

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The developers report they are exploring the possibility of a totally electric development as a solution to the problem, however, this might create an entirely new set of problems. The Montana Power Company supplies electricity to the Billings area and in the past six months has repeatedly publically discouraged the use of electricity for home heating in favor of natural gas. Due to the size of the proposed development, the acquisition of energy, particularly for home heating, could prove to be an extremely critical factor.

3. Demands for government services - See enclosed letter from Acting Superintendent of Billings Public Schools. (Attachment 3.)

TJW:mk



Single Family Residential

RMF 850 units

RMF proposed churches

Neighborhood Commercial

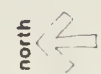
RMF proposed elem. school

Parks & Streets

17 Block numbers

# HARVEST

a planned community



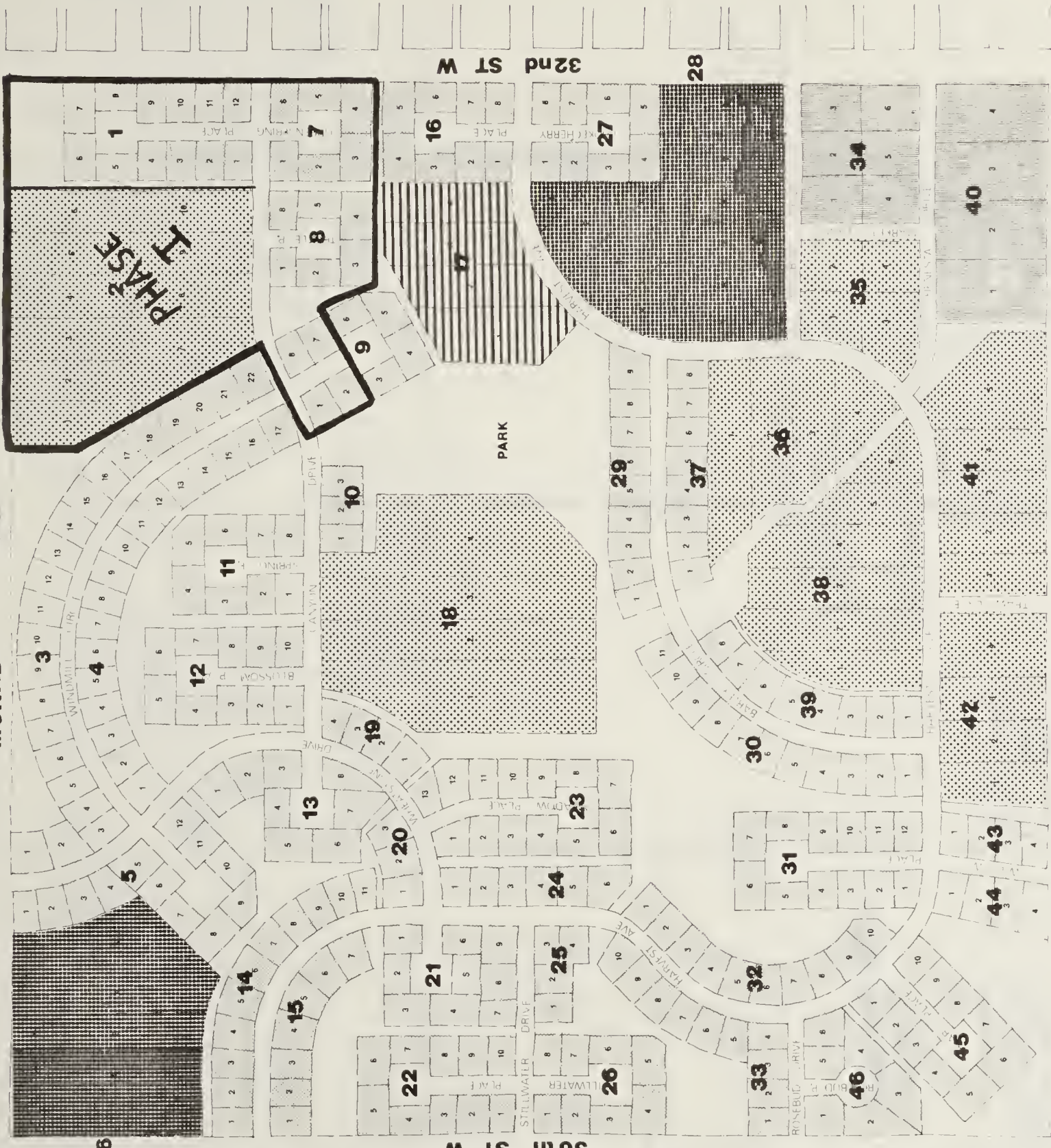
Land use - Zoning

MONAD ROAD

KING AVE

36th ST W

32nd ST W



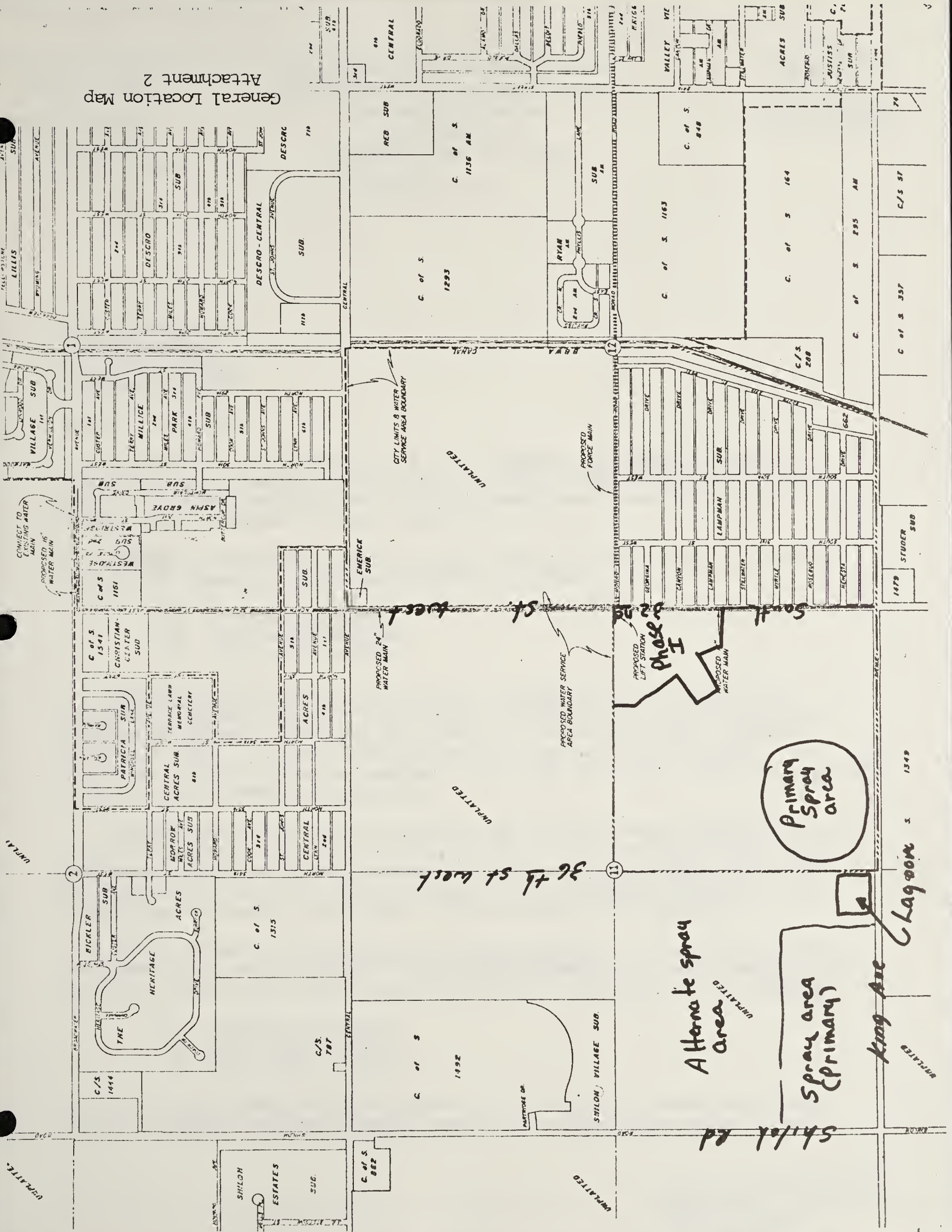
1. 2. 3. 4. 5. 6. 7. 8. 9. 10.



11. 12. 13. 14. 15. 16. 17. 18. 19. 20.



General Location Map  
Attachment 2







ASSISTANT SUPERINTENDENTS

CHARLES L. FRANK  
ELEMENTARY EDUCATION

WINSTON E. WEAVER  
SECONDARY EDUCATION

JAMES L. DUTCHER  
PHYSICAL EDUCATION & ATHLETICS

BILLINGS PUBLIC SCHOOLS

SCHOOL DISTRICT NO. 2 OF YELLOWSTONE COUNTY

BILLINGS HIGH SCHOOL DISTRICT

101 - 10TH STREET WEST

BILLINGS, MONTANA 59102

April 15, 1977

WILLIAM A. SERRETTE  
SUPERINTENDENT  
TELEPHONE 248-7421

RICHARD C. FELLOWS  
CLERK & FISCAL ADMINISTRATOR  
TELEPHONE 248-7421

Mr. John MacMartin  
Cumin Associates  
P. O. Box 20762  
Billings, MT 59104

Dear Mr. MacMartin:

I am aware of the proposed plan for the Harvest, A Planned Community Subdivision to be located on the Northwest Corner of King Avenue West, between 32nd St. West and 36th St. West. The total development would include 294 single family homes and 850 multi-family units.

If this proposed subdivision is totally developed and occupied, it would produce approximately the following number of students:

515 Elementary Students  
263 Junior High Students  
229 High School Students

Present school facilities in our school district could not handle this increase in school enrollments, so a school site would be needed for elementary students in the area. The plan does indicate a school site located adjacent to a small park. The size of the proposed site appears to be too small. Consideration should be given to provide a school site of adequate size before approval of the proposed community development.

Present school facilities for junior high and high school students would not be able to handle the increase in number of junior high and high school students. The school district will need to make plans for housing additional junior high and high school students in west Billings, if this proposed development, plus other plans for housing developments in west Billings are completed.

Initial plans for the Harvest, A Planned Community, is for a first phase of development that would include 35 single family homes and 225 multi-family homes. This first phase would produce approximately the following number of students:

117 Elementary Students  
60 Junior High Students  
52 High School Students

If the other areas in Billings West do not increase in growth too rapidly, it may be possible to house students from the first phase development of the



Mr. John MacMartin

April 15, 1977

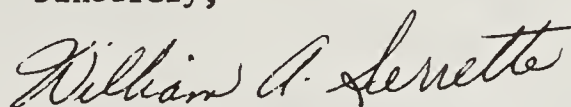
Page 2

subdivision by distribution of students in various west Billings schools, either by bussing or changing of attendance area boundaries. The new elementary school being built at the end of Poly and between 38th Street West and Shiloh Road, will help in handling this increased growth.

Plans being developed indicate that Billings has the potential for a rapid growth. Close coordination between planning for residential developments and plans for schools will be needed, so the school district can provide schools in order to keep up with the potentially rapid growth of Billings.

The opportunity to review the pre-development plans for the Harvest, A Planned Community, is appreciated.

Sincerely,

A handwritten signature in cursive script that reads "William A. Serrette".

William A. Serrette,  
Acting Superintendent

WAS/jk

